

Mr Dan Barreiro  
Area  
The Counting House  
53 Tooley Street  
LONDON  
SE1 2QN

Application Ref: **2017/4438/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

18 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Northumberland House**  
**303-306 High Holborn**  
**LONDON**  
**WC1V 7JZ**

Proposal:

Installation of 1 x AC condenser unit within the current enclosure to existing 4th floor roof plant area regarding 3rd floor office premises

Drawing Nos: RP01-17511 Rev1 Noise Impact Assessment issued 9 Oct 2017, Location Plan, Manufacturer's Specifications Brochure MSZ-FB VAH Series, Roof plant plan and elevation- fourth floor, Design and access statement, Roof plant east elevation detail- fourth floor, Roof plant west elevation detail - fourth floor, Mechanical ac plant plan - fourth floor

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

RP01-17511 Rev1 Noise Impact Assessment issued 9 Oct 2017, Location Plan, Manufacturer's Specifications Brochure MSZ-FB VAH Series, Roof plant plan and elevation- fourth floor, Design and access statement, Roof plant east elevation detail- fourth floor, Roof plant west elevation detail - fourth floor, Mechanical ac plant plan - fourth floor

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any

difficulty in carrying out construction other than within the hours stated above.

### 3 Reasons for granting permission

The application seeks permission for the installation of an additional 1 no. external air conditioning (A/C) condenser unit to be located to the rear of Northumberland House on the fourth floor existing roof plant enclosure. The new A/C condenser unit will provide ventilation to the new third floor office communications room.

It will be mounted and fitted in line with existing units and will be incorporated in a sympathetic manner into the host building. Given the siting of the proposed A/C unit within the existing roof plant enclosure, the alteration would not be immediately visible from the public realm and would be viewed within the context of the existing plant enclosure and would therefore not result in undue harm to the character and appearance of the host property or the wider Bloomsbury Conservation Area.

Although the existing plant enclosure area is visible from the residential flats to the rear, the a/c unit will be located behind acoustic screens and existing visual screens and therefore would not be considered to have an additional adverse impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight, outlook or noise levels.

Furthermore Council's Environmental Health Officer has made no objection to the proposal based on the noise impact assessment submitted alongside the application, subject to an appropriate condition.

No comments have been received following the public consultation on this application. The planning history of the application site was considered prior to making this decision.

The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning